

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 4-4-14
Tentative No.: T-23475-1-NEW
Received Date: 3-21-14

FEES:

D.R.E.R.----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.R.E.R. enviromental----- \$210.00
PRINT \$2,082.00

Number of Sites : (1)

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI DADE COUNTY Sec.: 11 Twp.: 56 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: FAMILY DOLLAR QUAIL ROOST

2. Owner's Name: SOUTH FLORIDA RE HOLDINGS, LLC Phone: _____

Address: 3663 SW 8TH STREET City: MIAMI State: FL Zip Code: 33135

Owner's Email Address: JTORRES@VALS GROUP INC. COM

3. Surveyor's Name: ALEX THOMPSON Phone: 813 973-2092

Address: 29340 RIDDIN PLACE City: WESLEY CHAPEL State: FL Zip Code: 33545

Surveyor's Email Address: ALEX@EXTREME-SURVEYING.COM

4. Folio No(s): 30-6911-001-0010 _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: SWC SW 200TH STREET & SW 127TH AVENUE

7. Present Zoning: BU-1A Zoning Hearing No.: CZAB 14-11-13

8. Proposed use of Property:

Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.),
Business(9100 Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

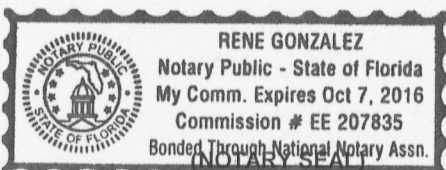
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Felipe A. Valls - member

BEFORE ME, personally appeared Felipe A. Valls this 27 day of January, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 27 day of January, 2014 A.D.



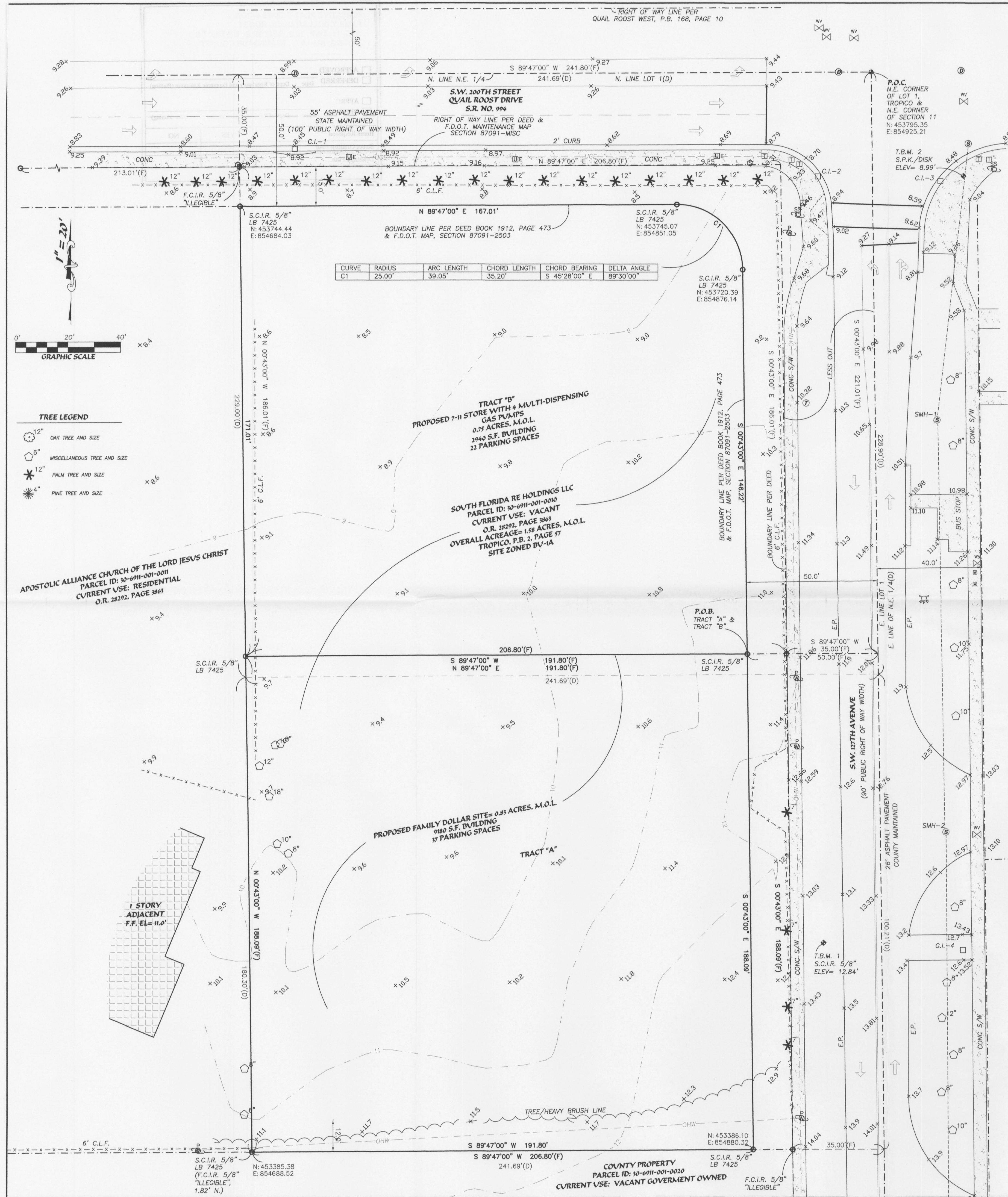
Signature of Notary Public: _____

(Print, Type name here): Rene Gonzalez

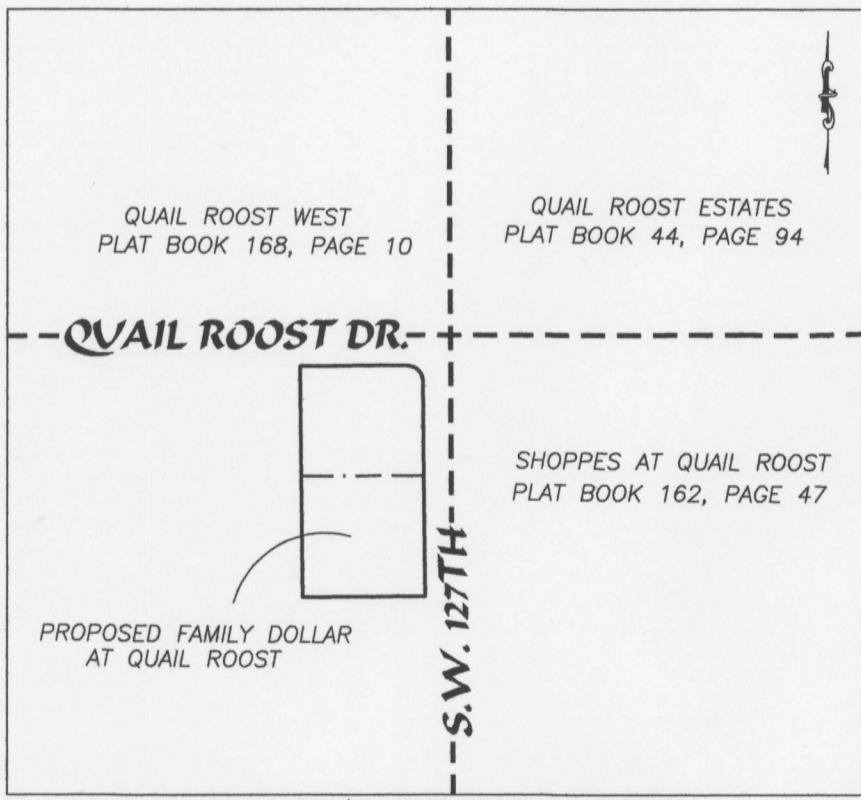
Oct 7-2016 EE 207835
(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23475-4-COR.
FAMILY DOLLAR AT QUAIL ROOST
SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY



FAMILY DOLLAR AT QUAIL ROOST
SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA



LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT (R/W) RIGHT OF WAY MEASUREMENT CONC. CONCRETE OP SIDE OF PAVEMENT MULT. MULTIPLE G CURB INLET SM SANITARY MANHOLE STM STORM MANHOLE F FLAG POLE G GRASS TRAP MANHOLE H HYDRANT P PREVENTER VALVES C CONCRETE LIGHT POLE C CLEANOUT S STORM MANHOLE G GAS VALVE E UNDERGROUND ELECTRIC BOX UW UNDERGROUND WATER MARKER M WOOD LIGHT POLE P POWER POLE(WOOD) UP UNDERGROUND PHONE MARKER P POWER POLE(CONC.)	UPM UNDERGROUND FORCE MAIN T TELEPHONE MANHOLE UP UNDERGROUND PHONE MIS MISERED END SECTION STM STORM MANHOLE UP OVERHEAD PHONE UOE UNDERGROUND ELECTRIC UOW UNDERGROUND WATER OHW OVERHEAD WIRE UGS UNDERGROUND GAS T.O.S. TOP OF SLOPE WOF WOOD FENCE C.L.F. CHAINED LINK FENCE UG UNDERGROUND UOC UNDERGROUND CABLE OWH OVERHEAD WIRE TYP. TYPICAL T.O.B. TOP OF BANK CROSS WALK SIGNAL WELL SON MAILBOX PHONE BOX CABLE BOX TRAFFIC BOX UNKNOWN TYPE	UC UNDERGROUND CABLE MARKER SM SANITARY MANHOLE W WATER METER W WATER VALVE F.C.I.R. FOUND CAPPED IRON ROD F.A.D. FOUND MAIL & JOSE F.C.M. FOUND CONCRETE MONUMENT (P) PLAT MEASUREMENT (F) FIELD MEASUREMENT P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING CT CHINESE TALLOW BENCHMARK SEWER VALVE GRATED WATER MONITOR SIGNAL SUPPORT POLE IRIGATION CONTROL VALVE IRIGATION VALVE(RECLAIM) GOLDEN RAIN TREE CP CABBAGE PALM C CAMPHOR P PECAN RB RED BUD UG UNDERGROUND GAS MARKER M MONITOR WELL
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DESCRIPTION: (PARENT TRACT) PER COMMITMENT

A PORTION OF LOT 1, IN TROPICO, AS RECORDED IN PLAT BOOK 2, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF LOT 1, WHICH IS THE POINT OF BEGINNING, IN TROPICO, RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, 241.69 FEET TO A POINT, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1, 229.00 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 90°30'45", RUN EASTERLY 241.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE AT AN INTERIOR ANGLE OF 89°29'15", RUN NORTHERLY 228.90 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, LESS THE NORTH AND EAST 35 FEET THEREOF FOR ROAD PURPOSES; SAID LANDS LYING AND BEING IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND:

FROM THE NORTHEAST CORNER OF LOT 1, IN TROPICO, RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 228.90 FEET TO THE POINT OF BEGINNING, SAID LINE ALSO BEING THE EAST LINE OF THE N.E. 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE CONTINUE AND RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 180.21 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 89°30'34", RUN WESTERLY 241.69 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1, 180.30 FEET TO A POINT; THENCE AT AN INTERIOR ANGLE OF 89°29'15", RUN EASTERLY 241.69 FEET TO THE POINT OF BEGINNING, LESS THE EAST 35 FEET THEREOF FOR ROAD PURPOSES; SAID LAND LYING AND BEING IN THE N.E. 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PROPOSED TRACT "A":

A PORTION OF LOT 1, TROPICO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 57, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 11, S 00°43'00" E, 221.01 FEET; THENCE DEPARTING SAID LINE, S 89°47'00" W, 50.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY OF S.W. 127TH AVENUE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 87091-2503 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY, S 89°47'00" W, 191.80 FEET; THENCE N 00°43'00" W, 171.01 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. 200TH STREET (A.K.A. QUAIL ROOST DRIVE) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, THENCE ALONG SAID SOUTH RIGHT OF WAY, N 89°47'00" E, 167.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE 39.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°30'00", AND A CHORD BEARING AND DISTANCE OF S 45°28'00" E, 35.20 FEET TO A POINT ON THE AFORESAID EXISTING WEST RIGHT OF WAY OF S.W. 127TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°43'00" E, 146.22 FEET TO THE POINT OF BEGINNING.

PROPOSED TRACT "B":

A PORTION OF LOT 1, TROPICO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 57, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 11, S 00°43'00" E, 221.01 FEET; THENCE DEPARTING SAID LINE, S 89°47'00" W, 50.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY OF S.W. 127TH AVENUE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 87091-2503 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY, S 89°47'00" W, 191.80 FEET; THENCE N 00°43'00" W, 171.01 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. 200TH STREET (A.K.A. QUAIL ROOST DRIVE) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, THENCE ALONG SAID SOUTH RIGHT OF WAY, N 89°47'00" E, 167.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE 39.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°30'00", AND A CHORD BEARING AND DISTANCE OF S 45°28'00" E, 35.20 FEET TO A POINT ON THE AFORESAID EXISTING WEST RIGHT OF WAY OF S.W. 127TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°43'00" E, 146.22 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 1) THIS IS AN ALTA/BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.
- 2) BEARINGS REFERENCED TO GEODETIC BEARINGS, N.A.D. 1983 DATUM, 1990 ADJUSTMENT, ZONE EAST. THE SOUTH RIGHT OF WAY LINE OF S.W. 200TH STREET AS BEING N 89°47'00" E.
- 3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
- 4) SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 13026889 PUG, DATED 03-14-13 AT 8:00 A.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY. THE SURVEY SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-II OF REFERENCED COMMITMENT:
ITEMS 1-8: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.
ITEM 9: ALL MATTERS CONTAINED ON THE PLAT OF TROPICO, AS RECORDED IN PLAT BOOK 2, PAGE 57. (NO PLOTTABLE EASEMENTS)
ITEM 10: COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, RECORDED IN O.R. BOOK 26458, PAGE 4393. (AFFECTS PARCEL, BUT NO PLOTTABLE EASEMENTS)
ITEM 11: DECLARATION OF RESTRICTIONS RECORDED IN O.R. BOOK 27312, PAGE 4816. (AFFECTS PARCEL, BUT NO PLOTTABLE EASEMENTS)
5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.
6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 120886, COMMUNITY PANEL NUMBER 0584 L, MAP REVISED 08/11/06.
8) ELEVATIONS DEPICTED HEREON BASED UPON F.D.O.T. BENCHMARK SYSTEM, (N.A.V.D. 1988). SITE BENCHMARKS ARE AS DEPICTED HEREON. CONVERSION TO N.G.V.D. 1929 IS N.A.V.D. 1988 + 1.52'.
9) THERE IS NO EVIDENCE SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL THAT WAS OBSERVED AT TIME OF SURVEY. NO CURRENT OR CONTINGENT RIGHT OF WAY OR ROADWAY CHANGES WERE MADE AWARE TO THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIR WAS OBSERVED. NO EVIDENCE OF WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY. ENCROACHMENTS, IF ANY OBSERVED, ARE DEPICTED HEREON. THERE WAS NO EVIDENCE OF GAS LINES. THE WATER LINE APPEARS TO EXIST ON THE EAST SIDE OF S.W. 127TH AVENUE AND THE NORTH SIDE OF S.W. 200TH STREET. THE PHONE LINES ARE BOTH UNDERGROUND AND OVERHEAD.
10) THE ZONING OF THE PARCEL IS BU-1A, COMMERCIAL. THE MAXIMUM BUILDING HEIGHT IS 45'. THE F.A.R. IS 0.40. THE CURRENT SETBACKS ARE AS FOLLOWS:
ROADWAY: 20' SIDE: 0' COMMERCIAL/15' RESIDENTIAL & REAR: 20'.
THE CURRENT USE ACROSS THE STREET NORTH IS COMMERCIAL.
THE CURRENT USE ACROSS THE STREET EAST IS COMMERCIAL.
THE CURRENT USE ADJACENT WEST IS RESIDENTIAL/CHURCH.
THE CURRENT USE ADJACENT SOUTH IS VACANT/COUNTY OWNED.
11) THE TREE TYPES AND SIZES DEPICTED HEREON HAVE NOT BEEN VERIFIED BY A LICENSED ARBORIST.
12) OWNERSHIP OF FENCES NOT DETERMINED AS A PART OF THIS SURVEY.
13) THE MIAMI FLOOD CRITERIA FOR THE SITE PER PLAT BOOK 120, PAGE 13 IS ELEVATION 6.25' (N.G.V.D. 1929).

BANK OF AMERICA
PARCEL ID: 10-0912-048-0010
CURRENT USE: COMMERCIAL
O.R. 21231, PAGE 2400
TRACT A
SHOPS AT QUAIL ROOST
P.B. 162, PAGE 47

GRU-EQU LLC
PARCEL ID: 10-0912-048-0020
CURRENT USE: COMMERCIAL
O.R. 26100, PAGE 1676
TRACT B
SHOPS AT QUAIL ROOST
P.B. 162, PAGE 47

SANITARY TABLE

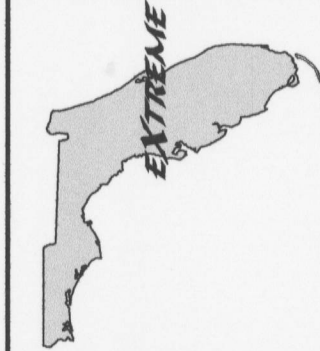
SMH-1 (SANITARY MANHOLE) TOP EL= 10.00' N. INV. EL= 3.00' S. INV. EL= 3.00' UNABLE TO DETERMINE PIPE SIZE/TYPE	SMH-2 (SANITARY MANHOLE) TOP EL= 12.64' N. INV. EL= 2.24' S. INV. EL= 2.24' E. INV. EL= 2.24' UNABLE TO DETERMINE PIPE SIZE/TYPE	SMH-3 (SANITARY MANHOLE) 353' S. OF MANHOLE 2 TOP EL= 13.82' N., S. AND W. INV. EL= 0.67' UNABLE TO DETERMINE PIPE SIZE/TYPE
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Alex B. Thompson Jr., P.L.S.
State of Florida No. 5318
Registered Land Surveyor and Mapper

Date Signed: 7-14-14
Last Date of Field Survey: 12-7-13

EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7457

28340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
TEL: (615) 973-2122
FAX: (615) 973-2122
Email: alex@extreme-surveying.com



NO.	ADD NO. OF PUMPS	DATE	BY
3	ADDED INFO AS REQUESTED	7-14-14	ABT
2	ADDED INFO AS REQUESTED	5-15-14	ABT
1	ADDED INFO AS REQUESTED	4-14-14	ABT
REVISIONS			